



REGIONAL SMART GROWTH | TRANSIT-ORIENTED DEVELOPMENT PLAN

SAN JOAQUIN COUNCIL OF GOVERNMENTS | LODI | OCTOBER 12, 2011

Regional Community Meeting #1

- Welcome and Introductions
- Project Background
- Description of Draft Infill Opportunity Site Selection
- Review of Draft Infill Opportunity Sites
- Discussion
- Next Steps

Introductions

- SJCOG Staff
- Consultant team:
 - The Planning Center | DC&E
 - Fehr & Peers
 - BAE Urban Economics
- Smart Growth Committee

Project Overview

- Policy Review: Complete
- Demographic and Economic Analysis: Current
- Infill Site Inventory: Current
- Infill Site Evaluation Model and Smart Growth Scorecard: Future
- Vehicle Miles Traveled and Greenhouse Gas Inventory: Future
- Regional Smart Growth | TOD Plan: Future

What Is Infill Development?

- On vacant or under-used properties
- Within existing urban area that is largely developed
- Strengthens existing communities
- Promotes conservation of rural areas/open space



Infill Site Selection Goals

- Identify priority sites for infill and TOD in the county
- Identify potential benefits of smart growth vs. “business as usual” development on these sites
- Set the stage for future work on the County’s Sustainable Communities Strategy mandated as part of State greenhouse gas reduction efforts



Infill Site Evaluation Model

- Tool to help SJCOG and others to evaluate potential infill sites and specific development proposals
- Currently under development
- Will use 'test sites' selected through infill site selection to demonstrate use of the tool



Relationship to Measure K

- Measure K is the 1/2-cent sales tax dedicated to transportation projects in San Joaquin County intended to:
 - provide a balanced transportation network of highways, local streets, rail and bus transit
 - promote improved air quality and quality of life.
- \$65 million in Federal, State and Measure K funds has been set aside for the Smart Growth Incentive Program (SGIP)
- This project will help to update the policies and procedures by which the SGIP applications are scored
- Presence on or off the inventory is **NOT** an indication of future SGIP funding

Draft Infill Site Selection

Sites are defined as adjacent parcels that could be developed as one project

Criteria For Selecting Sites

1. The site must satisfy one of the following requirements:
 - Identified in the Housing Element as Vacant or Underutilized
 - Identified by City staff as an opportunity site
 - Vacant according to SJCOG GIS-based land use data
 - Identified on a City prepared document

Draft Infill Site Selection

Criteria For Selecting Sites - Continued

2. The site cannot be designated as industrial or open space (unless City staff indicated the land use could change)
3. The site must be within ½ mile of an existing or proposed regional transit station **and/or**
within ½ mile of a transit corridor **and/or**
within ½ mile of downtown

Draft Infill Site Selection

Criteria For Selecting Sites - Continued

4. The site must be at least $\frac{1}{2}$ acre in size, or part of a group of parcels that together are over $\frac{1}{2}$ acre in size that could be developed as one project
5. The site must be surrounded on 3 sides by existing development
6. The site cannot already have pipeline or approved projects

Draft Infill Site Selection

Documents Consulted

- Lodi General Plan
- Lodi Housing Element
- Downtown Lodi TOD Design Guidelines

Draft Infill Site Selection

Sphere of Influence	Number of Opportunity Sites
Escalon	8
Lathrop	10
Lodi	32
Manteca	18
Mountain House	1
Ripon	11
Stockton	57
Tracy	18
Total	155

Selection of 50 Test Sites

Criteria For Selecting Sites

1. Based upon the proportion of the total population found within each location
2. Minimum of two sites for each location
3. County has one site – within Mountain House
4. Proximity to most transit-oriented sites, largest sites, **and/or** most developable sites

Selection of 50 Test Sites

Sphere of Influence	Total Population	Percentage	Number of test sites
Escalon	7,132	1%	2
Lathrop	18,023	3%	2
Lodi	62,134	10%	5
Manteca	67,096	11%	5
Mountain House	9,675	2%	1
Ripon	14,297	2%	2
Stockton	332,665	56%	27
Tracy	82,922	14%	6
Total	593,944		50

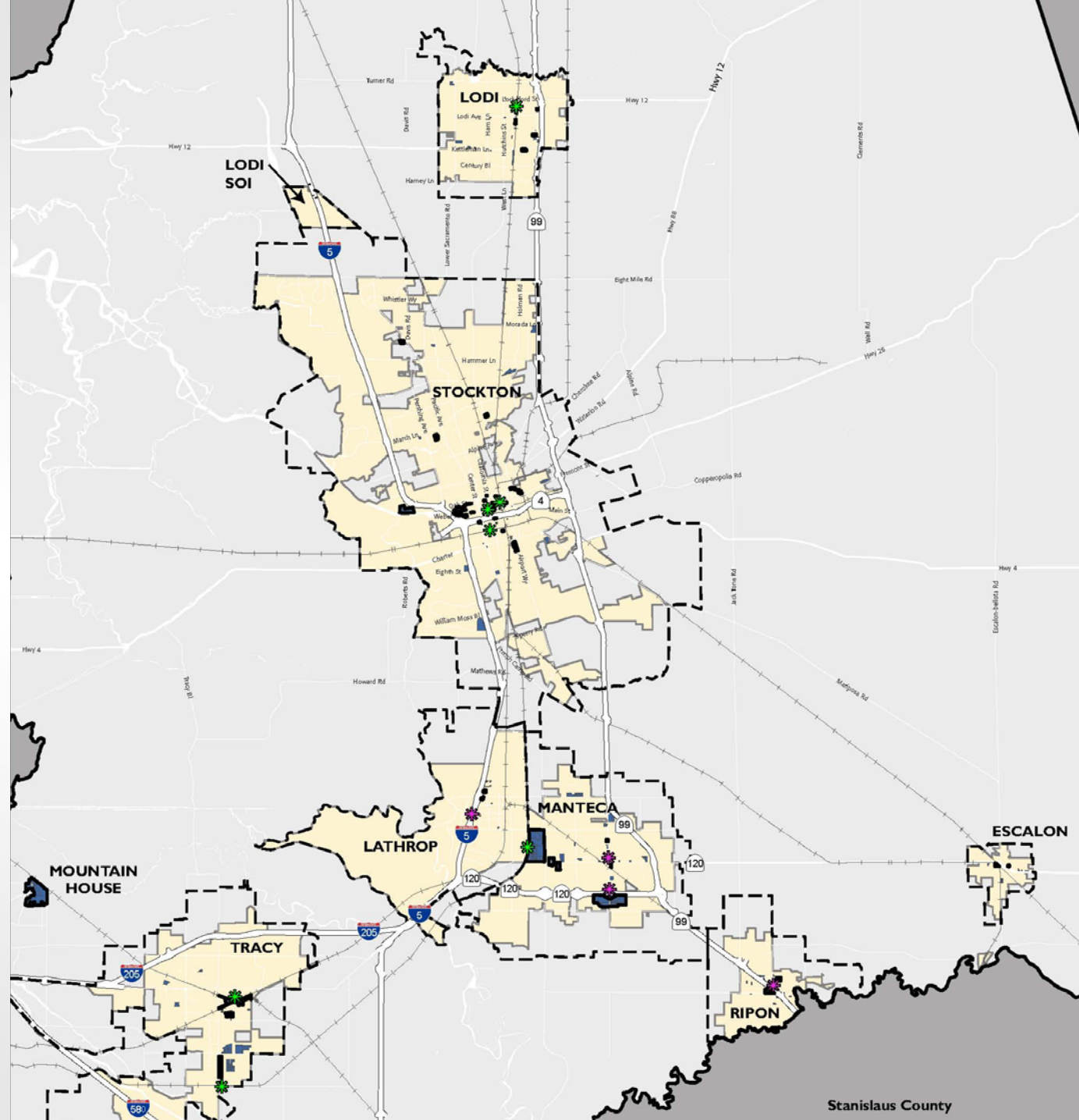
Draft Infill Site Review







Sites Already Reviewed by:

- Local Jurisdictions
- County
- SJCOG
- Smart Growth Committee
- Transit Agencies

Draft Infill Sites

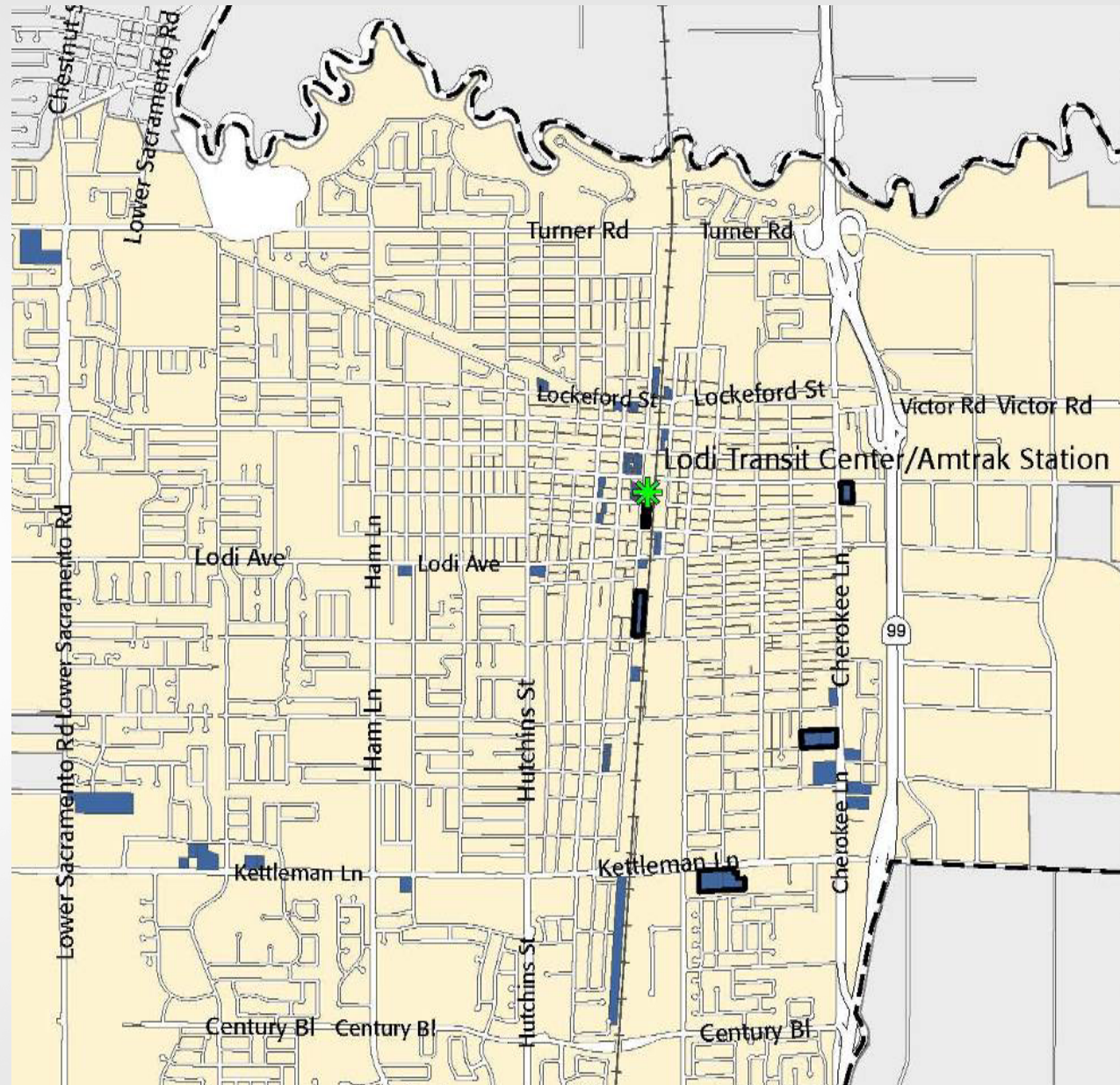
County-wide



-  Draft 50 Test Sites
-  Opportunity Sites
-  Unincorporated County
-  Sphere of Influence
-  Existing Regional Transit Station
-  Proposed Regional Transit Station

Draft Infill Sites Lodi

- 32 total sites
- 5 test sites



Draft Infill Sites Lodi

Northwest Lodi

- 1 Site



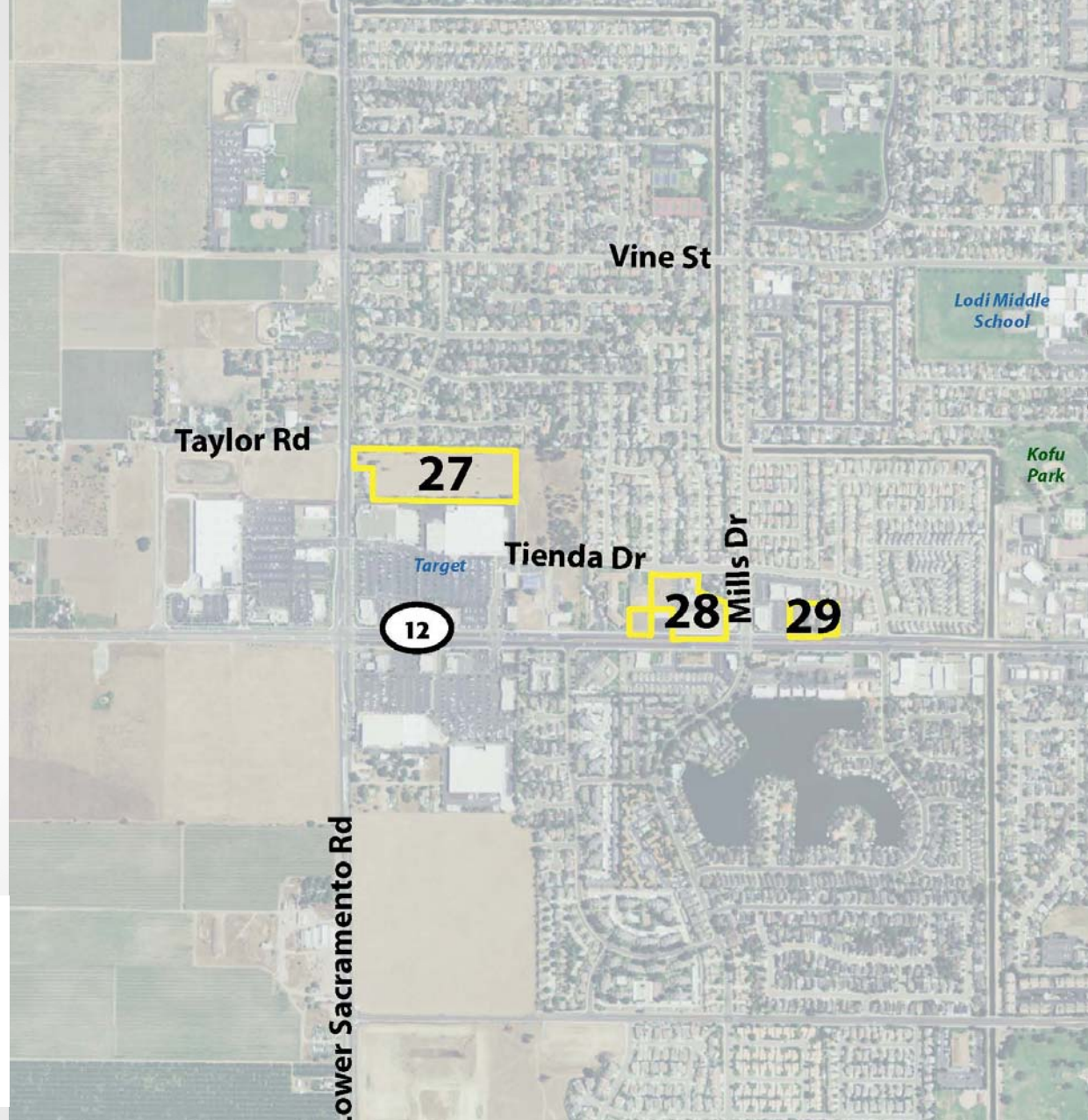
North



Draft Infill Sites Lodi

Southwest Lodi

- 3 Sites



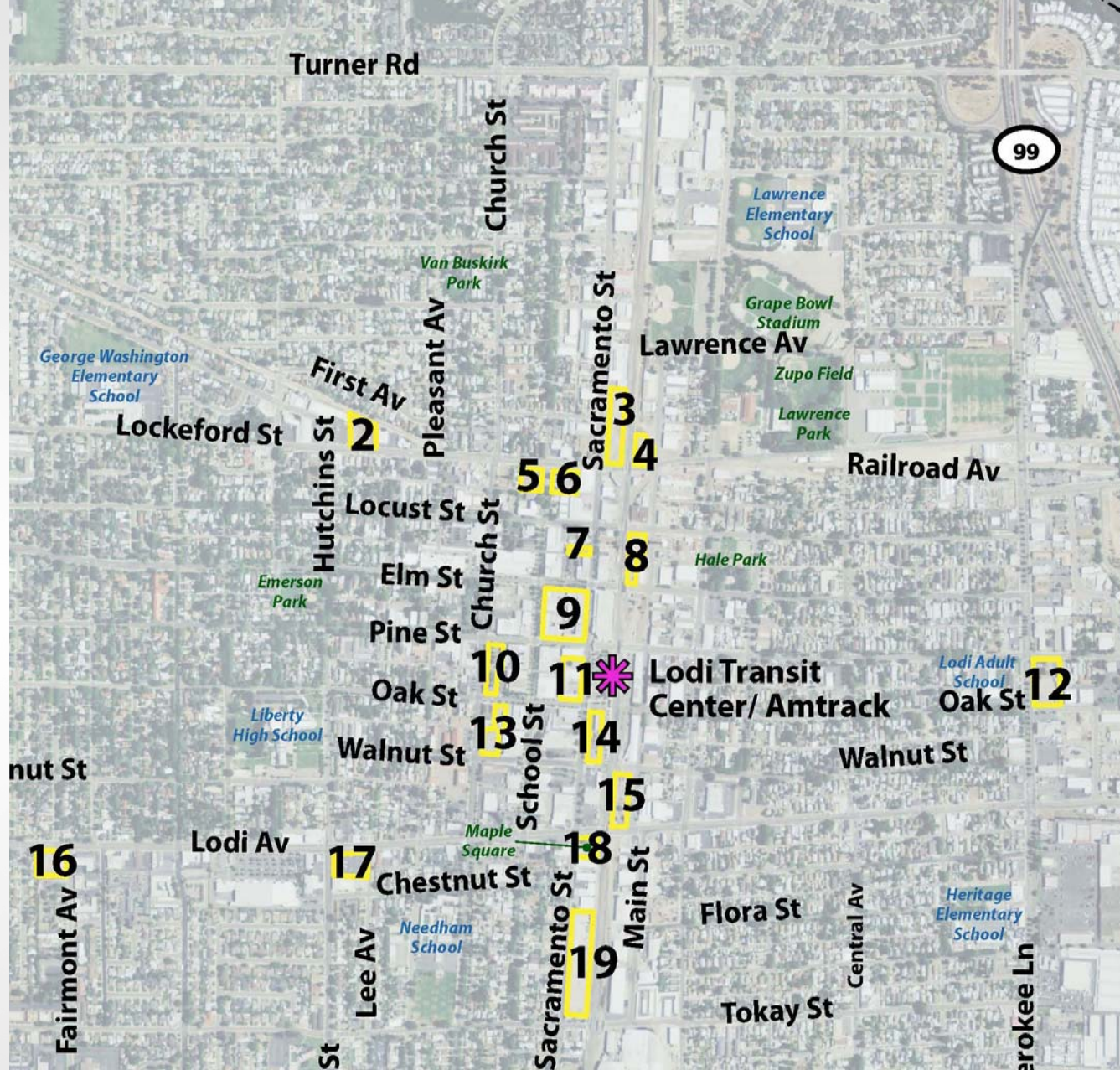
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Draft Infill Sites Lodi

Downtown Lodi

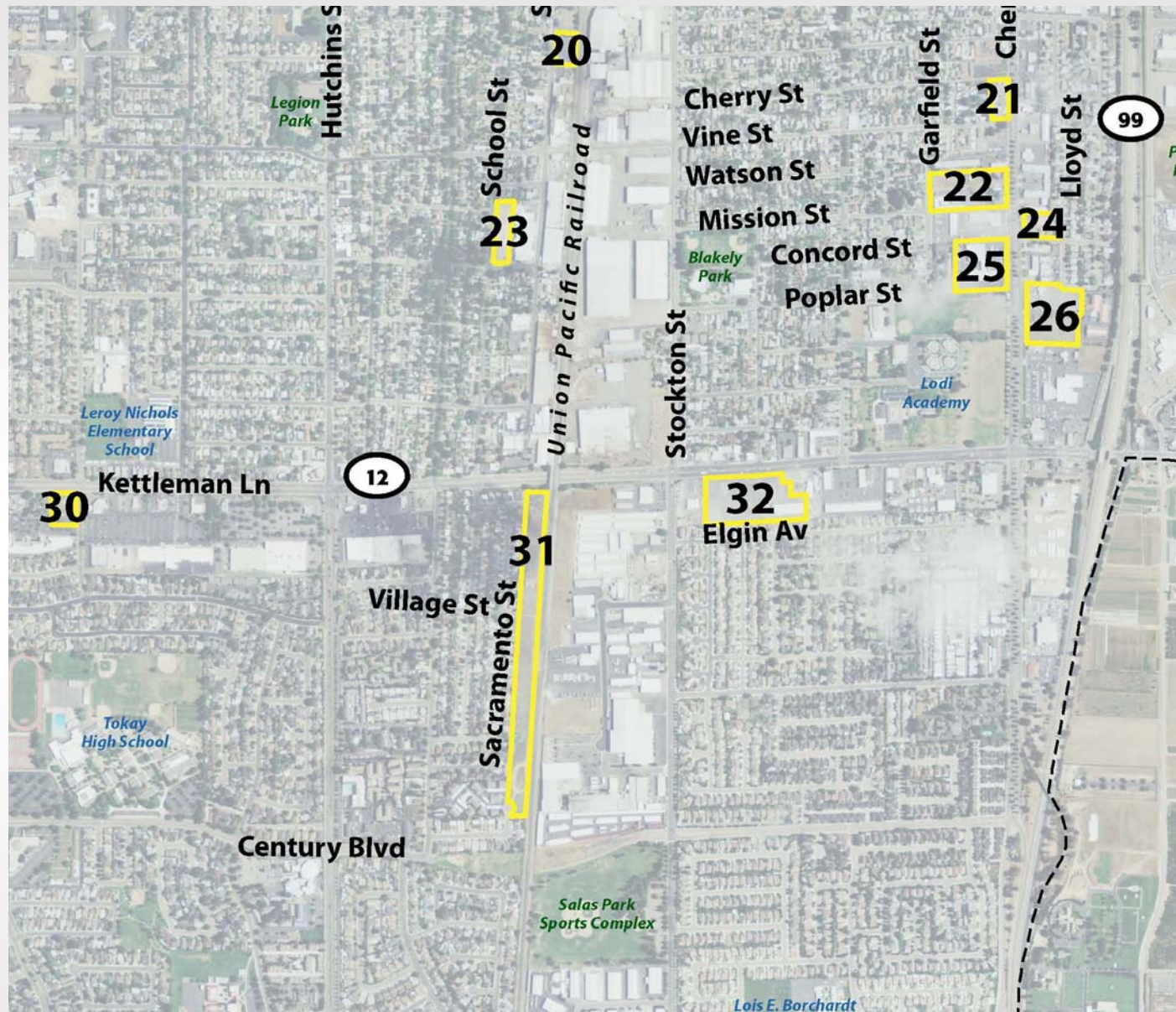
- 18 Sites



Draft Infill Sites Lodi

South Lodi

- 10 Sites



Discussion

- Questions about the project
- Input on sites



Regional Smart Growth | TOD Plan

Next Steps

- Finalize Infill Sites Inventory
- Stakeholder meetings (October):
 - Environmental organizations
 - Transit system representatives
 - Developers
 - Business Leaders
 - SJCOG Board Members
- Develop Infill Site Evaluation Model and Smart Growth Scorecard.





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